

# What's Happening in Newberg in 2018?

Yamhill County Association of Realtors

January 18, 2018

# Single Family Development

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1/8/2018  
County Survey  
Vol 15, P. 40

# NOVA GRACE

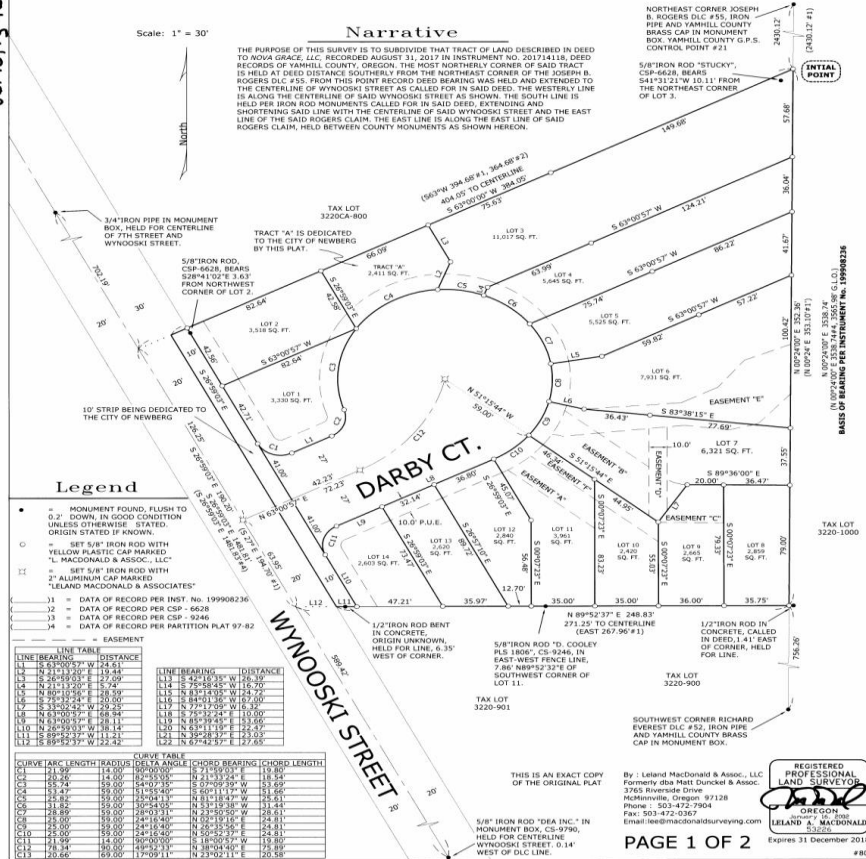
CITY OF NEWBERG FILE NUMBER: SUB3-16-001/VAR-16-001  
LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,  
BEING A PORTION OF THE JOSEPH B. ROGERS DONATION LAND CLAIM #55,  
DATE: AUGUST 31, 2017

## Narrative

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN DEED TO NOVA GRACE, LLC, RECORDED AUGUST 11, 2017 IN INSTRUMENT NO. 20171418, DEED RECORDS OF YAMHILL COUNTY, OREGON, THE MOST NORTHERLY CORNER OF SAID TRACT IS HELD AT DEED DISTANCE SOUTHERLY FROM THE NORTHEAST CORNER OF THE JOSEPH B. ROGERS DLC #55. FROM THIS POINT RECORD DEED BEARING WAS HELD AND EXTENDED TO THE CENTERLINE OF WYNOOSKI STREET AS CALLED FOR IN SAID DEED. THE WESTERLY LINE IS ALONG THE CENTERLINE OF SAID WYNOOSKI STREET AS SHOWN. THE SOUTH LINE IS HELD PER IRON ROD MONUMENTS CALLED FOR IN SAID DEED, EXTENDING AND SHORTENING SAID LINE WITH THE CENTERLINE OF SAID WYNOOSKI STREET AND THE EAST LINE OF THE SAID ROGERS CLAIM, THE EAST LINE IS ALONG THE EAST LINE OF SAID ROGERS CLAIM, HELD BETWEEN COUNTY MONUMENTS AS SHOWN HEREON.

Scale: 1" = 30'

North



R-2

14 lots

Final Plat approved

# Columbia Estates



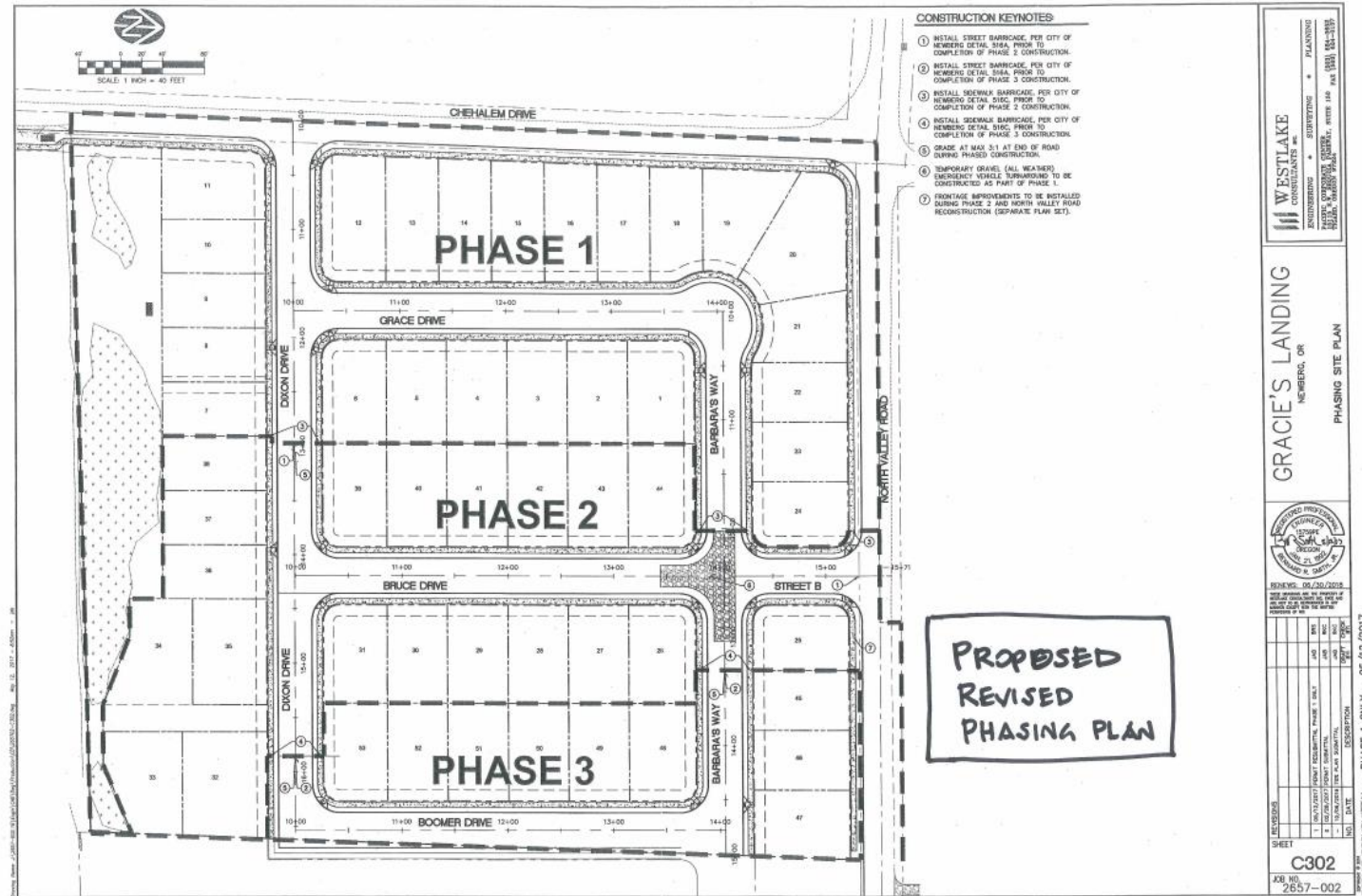
R-2

24 lots

Final Plat approved



# Gracie's Landing



R-1

53 lots

Phase 1 final plat  
in review

# Hazelwood Farm

R-1

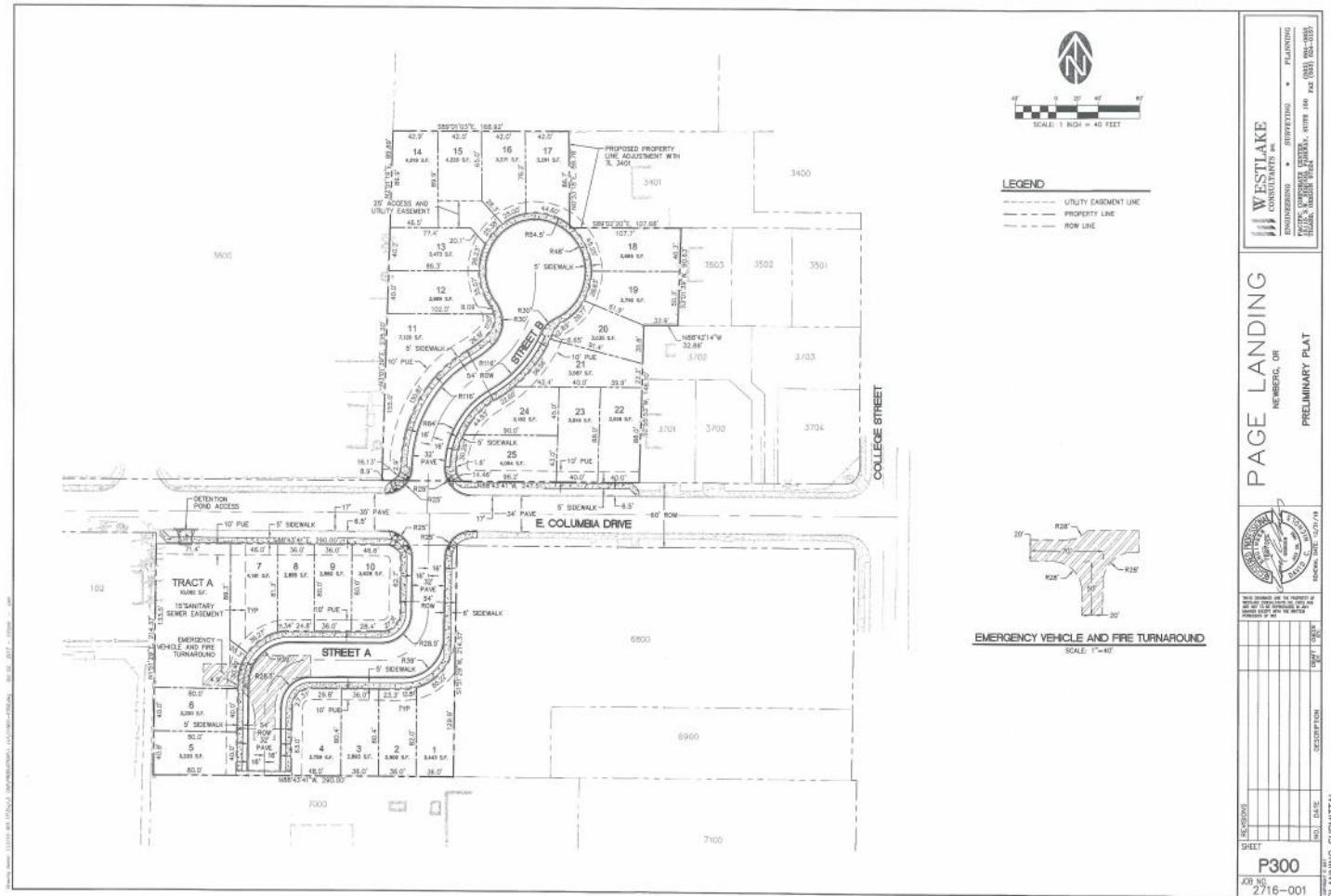
19 lots

# Public infrastructure under construction





# Page Landing

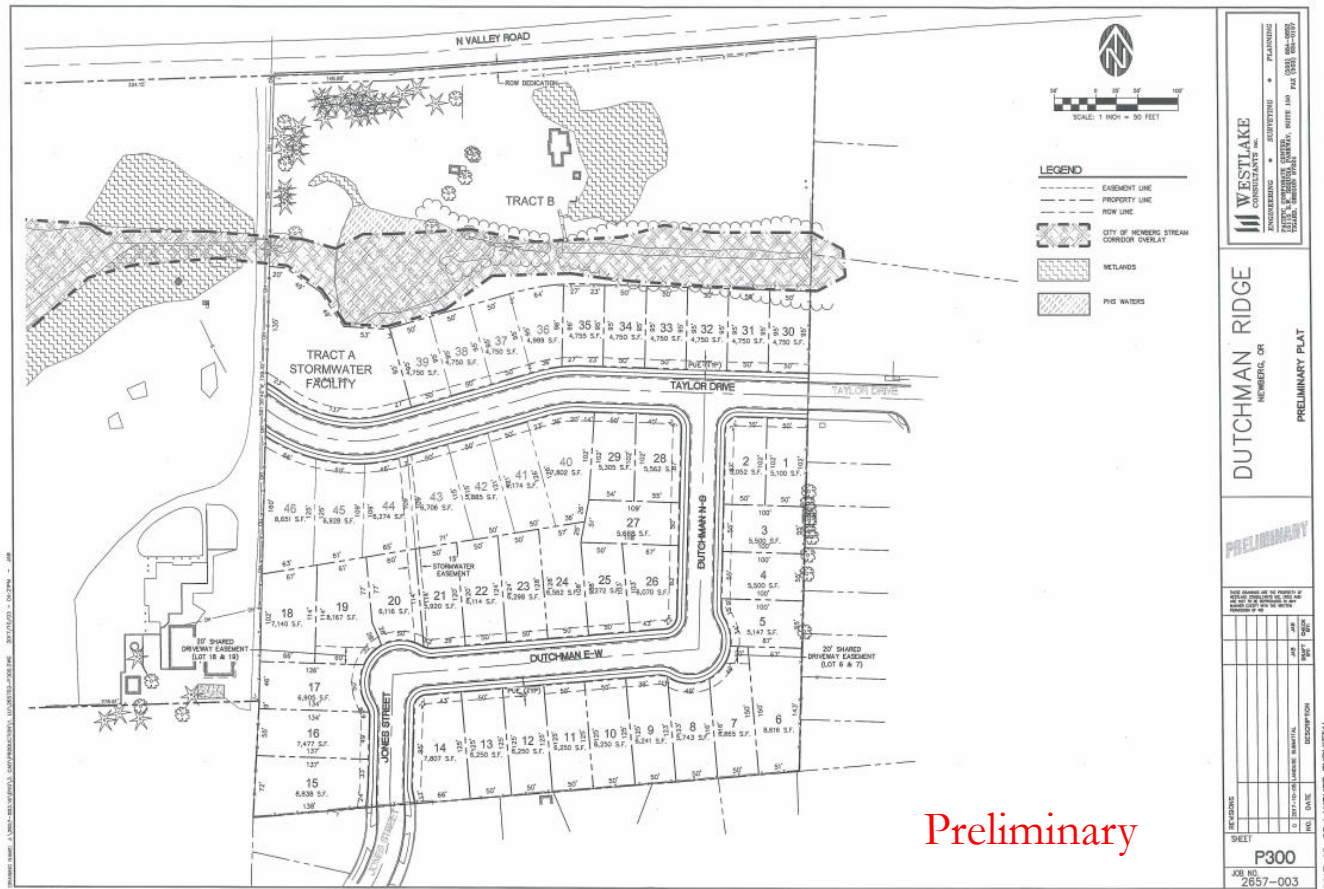


R-1

25 lots

In preliminary plat  
review

# Dutchman Ridge



Preliminary

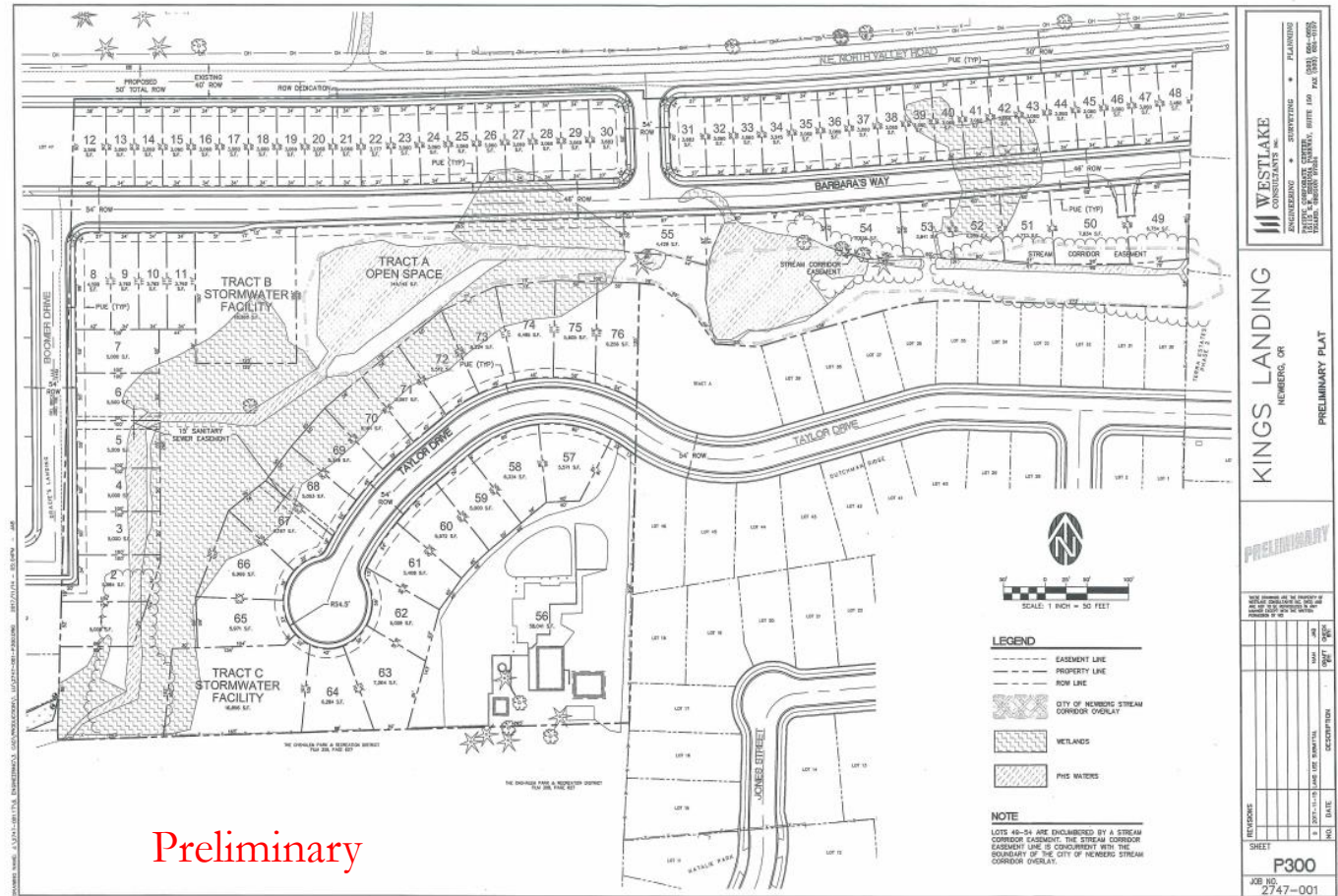
R-1

46 lots

Preliminary plat  
submitted



# King's Landing



R-1

76 lots

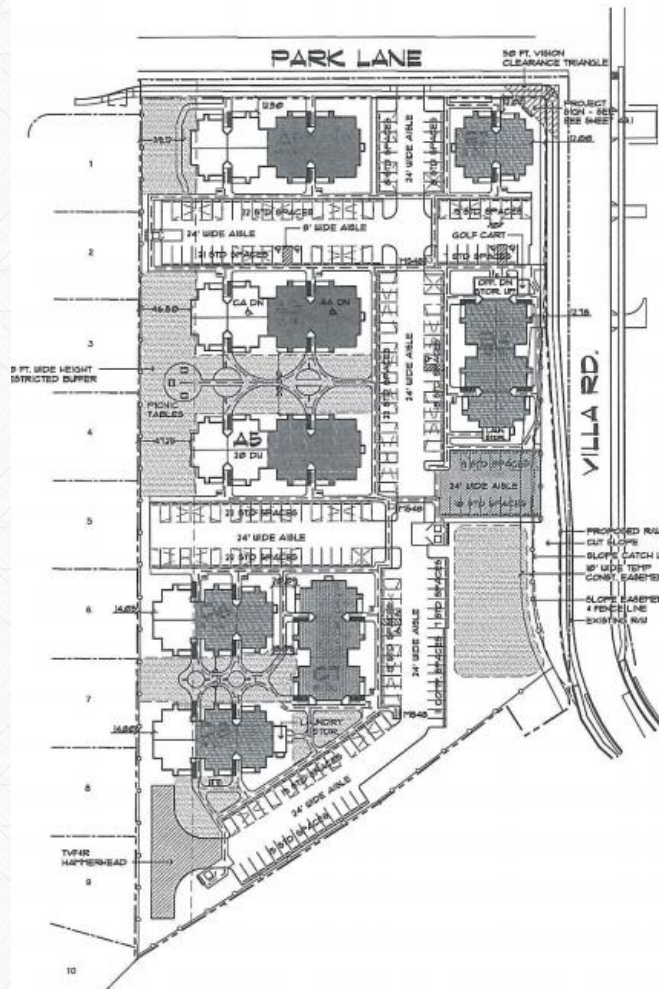
Preliminary plat  
submitted

# Multi-family Development

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# Chehalem Pointe Apartments



## Preliminary Site Plan



### UNIT SUMMARY

24 UNIT TYPE A • 1,180 X 50' FT.	3 BEDROOM 2 BATH
36 UNIT TYPE B • 921 X 50' FT.	2 BEDROOM 2 BATH
36 UNIT TYPE C • 844 X 50' FT.	2 BEDROOM 1 BATH
42 UNIT TYPE D • 1,233 X 50' FT.	1 BEDROOM 1 BATH
140 TOTAL DWELLING UNITS	

### OFF STREET PARKING SEE SHEET A3 FOR DETAILS

143 8'0" X 5'0" COVERED SPACES INCLUDING 4 ACCESSIBLE SPACES	107 / DU
09 5'0" X 8'0" STANDARD SPACES INCLUDING 4 ACCESSIBLE SPACES	64 / DU
1 8'0" X 5'0" COMPACT SPACES	69 / DU
243 TOTAL SPACES PROVIDED	174 / DU
225 TOTAL SPACES REQUIRED	164 / DU

### BICYCLE PARKING

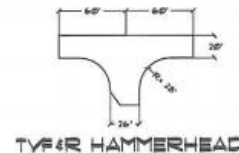
BICYCLE PARKING IS PROVIDED AS SHOWN WITH THE SYMBOL TO THE LEFT AND DISTRIBUTED THROUGHOUT THE PROJECT AS INDICATED ON THE SITE PLAN AT THE RATE OF 1/4 DU. A HOOP OR OTHER RACK ALLOWING BOTH WHEELS OF 2 BIKES TO BE LOCKED TO THE RACK IS REQUIRED.

### AREA SUMMARY

LOT COVERAGE	50,000	21%
PARKING AND DRIVE	11,100	22%
PERVIOUS PAVING • 1,311 (20%)	4,300	
NET PAVING	13,210	38%
AREA OF LANDSCAPING	19,900	47%
NET SITE AREA (+ DEDICATION)	142,820	100%

### SHARED OPEN SPACE

REQUIRED OPEN SPACE FOR 140 UNITS  
2000 SQ. FT. PER STUDIO, ONE AND TWO BEDROOM UNITS • 16 • 23,200 SQ. FT.  
3000 SQ. FT. PER 3 BEDROOM UNITS • 24 • 12,600 SQ. FT.  
TOTAL REQUIRED 35,800 SQ. FT.  
PROVIDED 41,349 SQ. FT.



### OWNERSHIP AND DESIGN TEAM

**OWNER:**  
KIDS, LLC  
PO BOX 165  
ALBANY, OR 97140  
**CONTACT:**  
CHAD JURANEK  
(503) 462-3331  
cjurane@kideason.com

**PLANNER:**  
HARPER HOLF PETERSON RGH-ELLIS, INC.  
309 SE SPOKANE STREET, SUITE 200  
PORTLAND, OR 97202  
(503) 321-0111  
**CONTACT:**  
BRAD KILBY, AICP  
brad@hpfpr.com

**TRAFFIC ENGINEER:**  
KITTLESON AND ASSOCIATES, INC.  
810 NE ALDER, SUITE 100  
PORTLAND, OR 97209  
(503) 539-1400  
**CONTACT:**  
PATRICK HARNELL, PE  
pharnell@kittle.com

**ENGINEER:**  
HARPER HOLF PETERSON RGH-ELLIS, INC.  
309 SE SPOKANE STREET, SUITE 200  
PORTLAND, OR 97202  
(503) 321-0111  
**CONTACT:**  
CHRIS DEATY, PE  
cd@hpfpr.com

### INDEX TO DRAWINGS

A1 COVER SHEET	A6 ELEVATIONS BUILDING A
A2 SITE PLAN	A7 ELEVATIONS BUILDING B
A3 SITE LIGHTING AND DETAILS	A8 ELEVATIONS BUILDING C
A4 TYPICAL UNIT PLANS	A9 ELEVATIONS BUILDING D
A5 ACCESSORY UNITS	A10 ELEVATIONS BUILDING E

### ACCESSIBILITY

SITE AND DWELLING UNIT ACCESSIBILITY TO MEET 2009 ANSI ADA AND 2014 OREGON.

### SYMBOLS

- 1548 01 MAIL STATION W/QUANTITY AS INDICATED
- 02 SANITARY DROP BOX AND ENCLOSURES
- 03 INTERNATIONAL HANDICAP SYMBOL
- 04 ADA ACCESSIBLE ROUTE - RUNNING SLOPE NOT TO EXCEED 1:20 AND CROSS SLOPE NOT TO EXCEED 1:48
- 05 TYPICAL CARPORT
- 06 SHARED OPEN SPACE
- 07 PERVIOUS PAVING
- 08 PROPOSED FENCE - MAX. HEIGHT 6 FT. SEE SHEET A3 FOR DETAILS

R-3

140 units

# Chehalem Point Apartments



ELEVATIONS  
BUILDING TYPE 'A'

**TYPICAL ALL INDUSTRIES:**  
ALL OPENINGS MET THE ALL PORTION OF THE OPENING LOCATED  
MORE THAN 11 ABOVE FINISHED GRADE TO BE EQUIPPED WITH  
VIBRO INDUSTRIES GROUP OPENING CONTROL DEVICE



LIFT AND ELEVATION



FIGHT END

A6

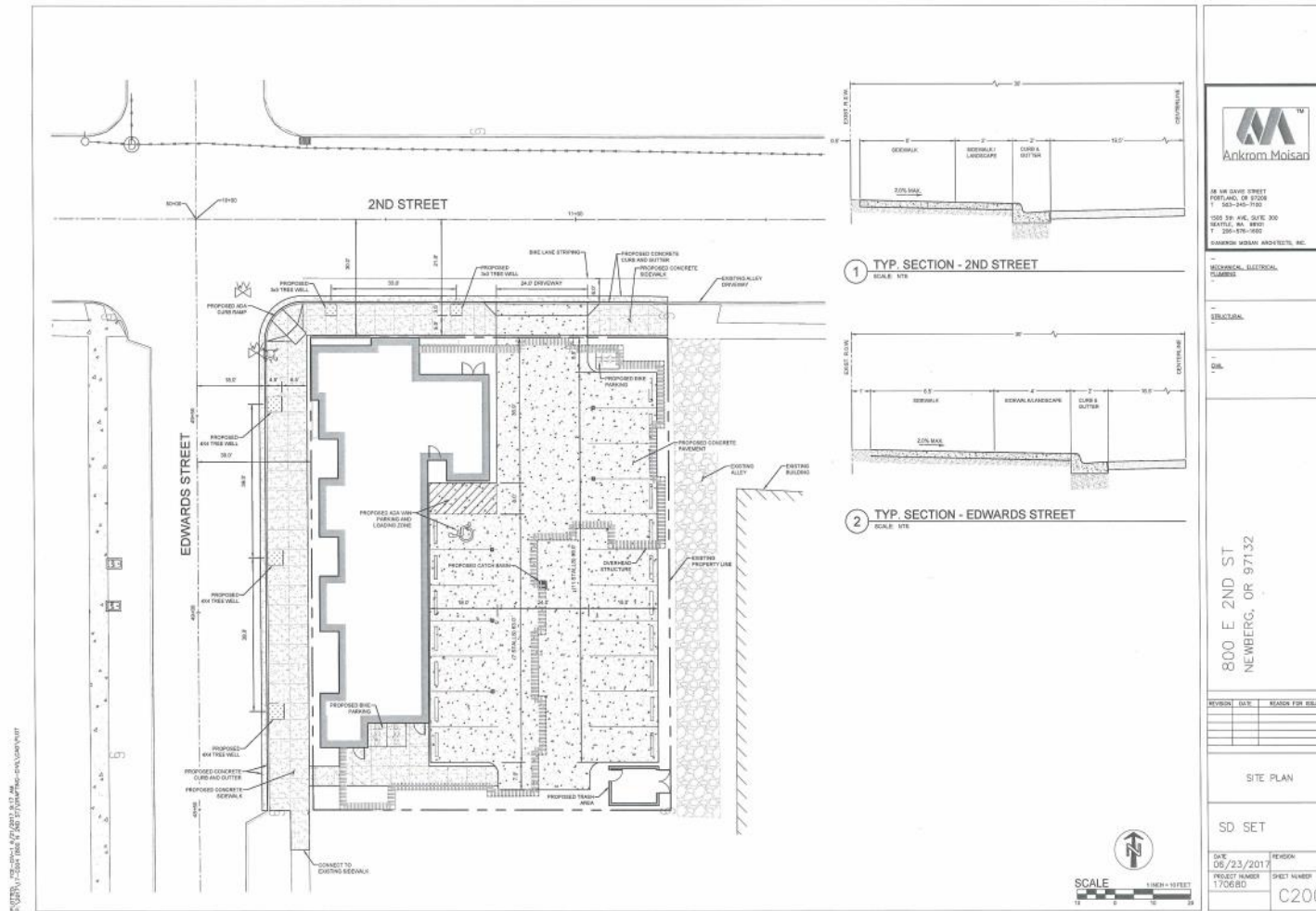


**CHEHALEM POINTE**  
FROM  
**KWDS**





# McCann Apartments



C-3

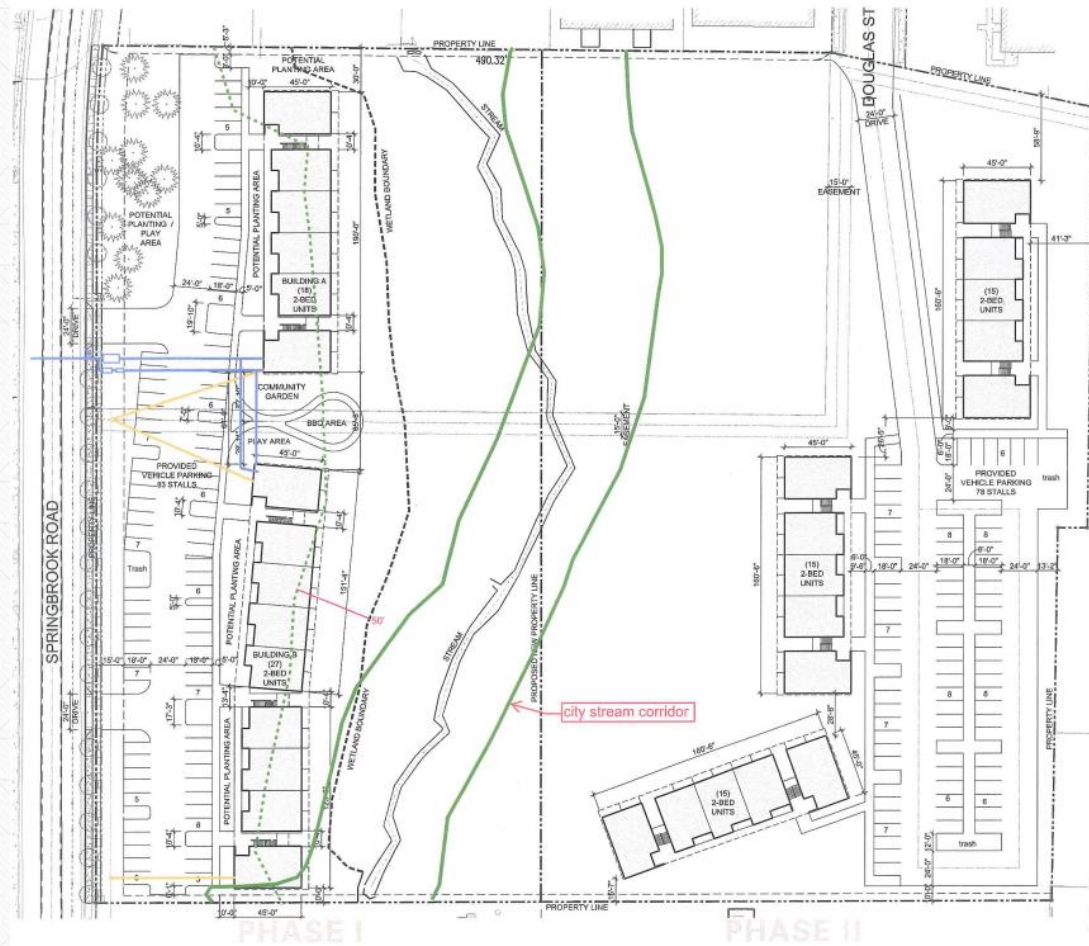
20 units

# McCann Apartments





# Parkview Apartments



## Total Site

Total site area = 375,270 SF  
Expected Max. Density (R2 = 3,000) = 125 units

Approximate Stream Corridor area = 54,980 SF  
Expected density of stream corridor = 18 units

## Phase I

Area = 172,910 SF  
Expected Max. Density (R2 = 3,000) = 57 units

## Stream Corridor

Approximate Stream Corridor area = 31,248 SF  
Phase I site area less Stream Corridor = 141,662 SF of buildable area (BA)

Max dwelling units / acer of (BA) shall not be increase more than 20%  
Allowed = 3,000 SF  
20% increase = 600 SF  
Permitted max dwelling with transfer area = 2,400 SF per SF of (BA)

Therefore, 141,662 SF (BA) / 2,400 SF = 59 units

Units proposed in Phase I = (45) 2-Bed

Required vehicle parking = 1.5 per 2-bed unit & 0.2 visitor per unit = 77 stalls  
Proposed vehicle parking in Phase I = 83 stalls

## Phase II

Area = 202,795 SF  
Expected Max. Density (R2 = 3,000) = 67 units

## Stream Corridor

Approximate Stream Corridor area = 23,715 SF  
Phase II site area less Stream Corridor = 178,990 SF of buildable area (BA)

Max dwelling units / acer of (BA) shall not be increase more than 20%  
Allowed = 3,000 SF  
20% increase = 600 SF  
Permitted max dwelling with transfer area = 2,400 SF per SF of (BA)

Therefore, 178,990 SF (BA) / 2,400 SF = 74 units

Units proposed in Phase II = (45) 2-Bed Units

Required vehicle parking = 1.5 per 2-bed unit & 0.2 visitor per unit = 77 stalls  
Proposed vehicle parking in Phase II = 78 stalls

Site Plan  
Phase I & II



Springbrook Development

S|E A

10/10/2020  
10/10/2020 - 10/10/2020

R-2

45 units Phase 1

## **Other Pending/Potential Residential Projects:**

South Park Newberg Subdivision – 12 lots

Apartments on S River Street

Cottage Development on S River Street

JT Smith Companies - 300 units

Apartments on Illinois Street – 60 units

Springbrook Properties – 251 acres

Friendsview Springbrook Communities Expansion

Weatherly Way Subdivision

PUD on E Third

Residential development on Chehalem Drive

Infill partitions



# Commercial Development

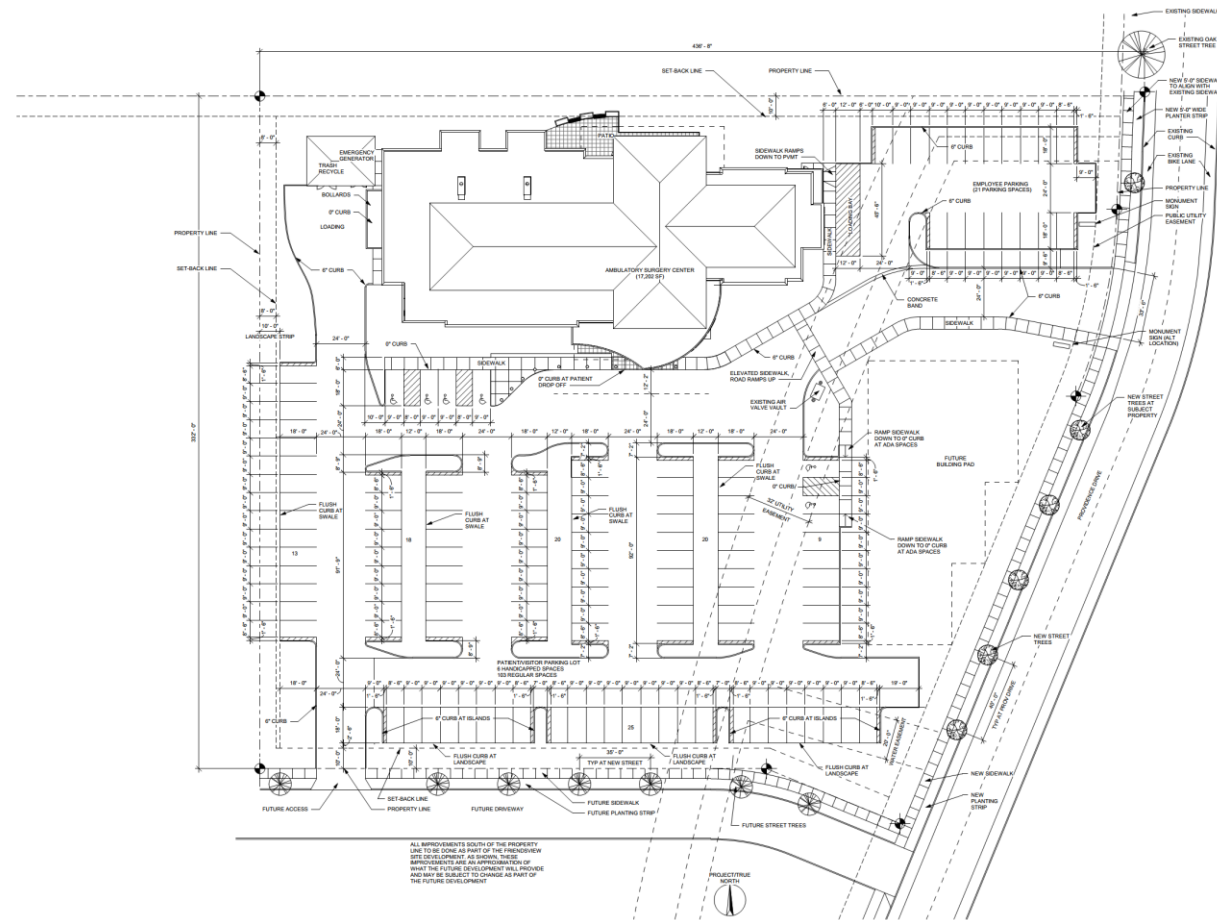
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# Oregon Clinic

RP

18,772 square feet

Under construction



ANDERSON  
DABROWSKI  
ARCHITECTS  
LLC



Portland Office:  
1430 SE 3rd Ave., Ste 200  
Portland, OR 97214  
T: (503) 238-7377  
F: (503) 238-7327  
www.ADarchitects.com

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OF ANDERSON DABROWSKI ARCHITECTS, LLC.

WP-99 Project - Newberg  
Ambulatory Surgery Center  
Newberg, Oregon

Submital Type

NO.	REVISION	DATE
1	DATE	08-01-2017
2	SCALE	1" = 20'-0"
3	PROJECT NO.	15-106
4	DRAWN BY	cdg
5	CHECKED BY	jmw

NOTED: IF CHANGES ARE MADE TO THE PRELIMINARY  
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Sheet Title:

SITE PLAN - B

Sheet No. A101

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The image contains two architectural elevation drawings of a building, labeled 'NORTH ELEVATION' and 'SOUTH ELEVATION'.

**North Elevation:** This drawing shows the front facade of the building. It features a red-tiled roof, a central entrance with a small porch, and several large windows. The building is constructed with brick and wood paneling. The elevation is labeled 'NORTH ELEVATION' and '1/2" = 1'-0"'. The drawing includes a section line 'O' to 'A' and a vertical dimension of '10'-11 1/2"'. The roof is labeled 'PITCHED ROOF 20'-0"'. The building is shown on a level labeled 'LEVEL 1'.

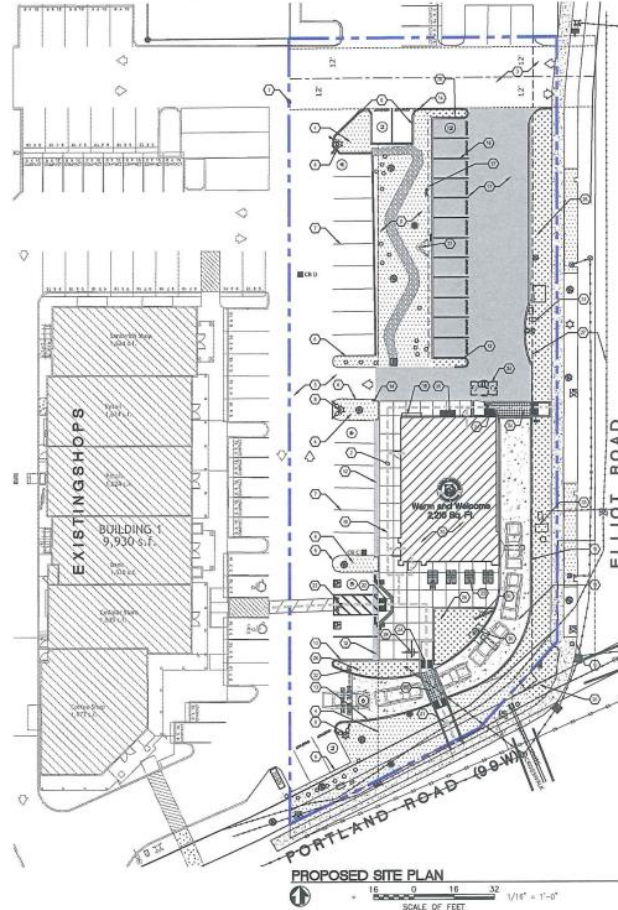
**South Elevation:** This drawing shows the rear facade of the building. It features a red-tiled roof, a central entrance with a small porch, and several large windows. The building is constructed with brick and wood paneling. The elevation is labeled 'SOUTH ELEVATION' and '1/2" = 1'-0"'. The drawing includes a section line 'A' to 'O' and a vertical dimension of '10'-11 1/2"'. The roof is labeled 'PITCHED ROOF 20'-0"'. The building is shown on a level labeled 'LEVEL 1'.

NO DISSEMINATION OF INFORMATION. ALL RIGHTS

# Panda Express

## PROJECT INFORMATION

Project Name	E. Portland Rd. & Elliot Rd. Newport, OR "Old Mill Marketplace"
Proposed	Panda Express Restaurant
APN #	C
Exterior Zone	C-2
Land Use	Retail Commercial
Planning Required	20 ft Per 75 sq. ft. of Gross Floor Area
Parking Provided	20 ft ADA (844)
Site Plan Requirements	
Total Floor Area	10,538 Sq. Ft. 100 %
Building Coverage	2,216 Sq. Ft. 7 %
Maximum Floor Coverage	22,098 Sq. Ft. 20 %
Landscaping	6,024 Sq. Ft. 20 %
Owner	CFT NV Development, LLC 1803 Walnut Grove Ave. Rosemead, CA 91770 Ph: (626) 372-8122 Fax: (626) 463-8927
Design	Law Engineering Chevalier Diversified, Inc. 2800 E. 9th St. Ste. 700 Newport, OR 97132 Ph: (503) 658-0337
Entire Site Landscaping (overall center)	
Required: 12,447 Sq. Ft.	15%
Provided: 17,314 Sq. Ft.	24%



## KEYNOTES

1. PROJECT LINE
2. EXISTING PAVING TO REMAIN
3. EXISTING LANDSCAPE TO REMAIN
4. EXISTING LANDSCAPE TO BE REMOVED
5. EXISTING CONCRETE PAVING TO BE REMOVED
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## VICINITY MAP



PANDA RESTAURANT GROUP, INC.  
1033 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: (626) 770-0000  
Fax: (626) 770-0000

CRM Architects & Planners, Inc.  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, California 90210  
Telephone: (310) 274-1111  
Fax: (310) 274-1111

PANDA PROJECT NO. SA-17-0000  
CRM PROJECT NO. 1000  
DATE: 01/14/17  
DRAWN BY: BHA

NEW PANDA EXPRESS  
RESTAURANT  
OLD MILL MARKETPLACE  
400 ELLIOT ROAD  
NEWPORT, OREGON 97132

PANDA EXPRESS RESTAURANT WITH DRIVE-THRU

SITE PLAN EXHIBIT

A-101

PLANNING EXHIBIT

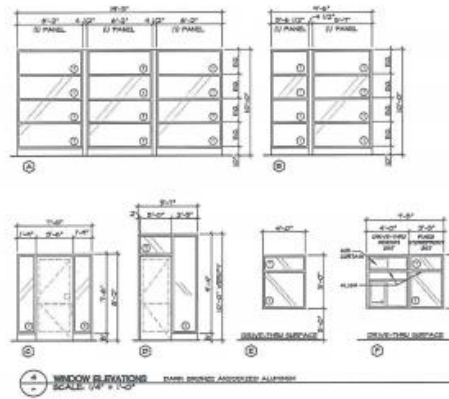
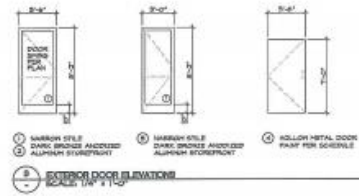
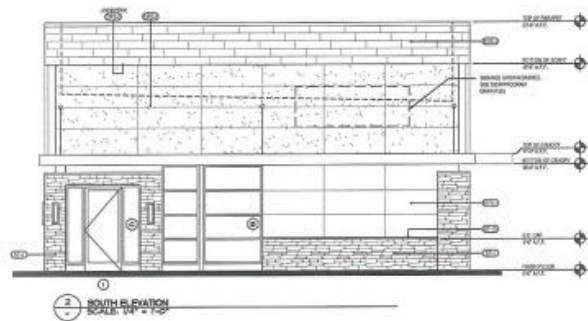
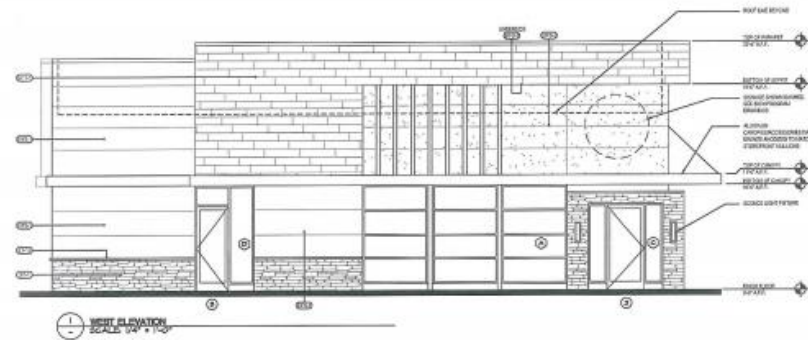
C-2

2,216 square feet

Under construction



# Panda Express



EXTERIOR FINISH SCHEDULE					REFLECTED FINISH SCHEDULE	
NO.	DESCRIPTION	QTY	EST. LB.	UNIT	PRICE	TOTAL
1003	STC	220.00	10000.00	LB		10000.00
1004	STC	10.00	100.00	LB		100.00
1005	STC	10.00	100.00	LB		100.00
1006	STC	10.00	100.00	LB		100.00
1007	STC	10.00	100.00	LB		100.00
1008	STC	10.00	100.00	LB		100.00
1009	STC	10.00	100.00	LB		100.00
1010	STC	10.00	100.00	LB		100.00
1011	STC	10.00	100.00	LB		100.00
1012	STC	10.00	100.00	LB		100.00
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1199	STC	10.00	100.00	LB		100.00
1200	STC	10.00	100.00	LB		100.00
1201	STC					



**PRIMA RESTAURANT GROUP INC.**  
1882 N. Main Street, Suite 200  
Pasadena, California 91107  
Telephone: 626.796.8800



PANDA PROJECT NO.	99-17-045H
CRAB PROJECT NO.	1009
DATE	2/26/07
CREATOR OR: BAE	

**NEW PANDA EXPRESS RESTAURANT**  
OLD BELL MARKET PLACE  
801 ILLINOIS ROAD  
MERRIFIELD, CALIFORNIA 90009

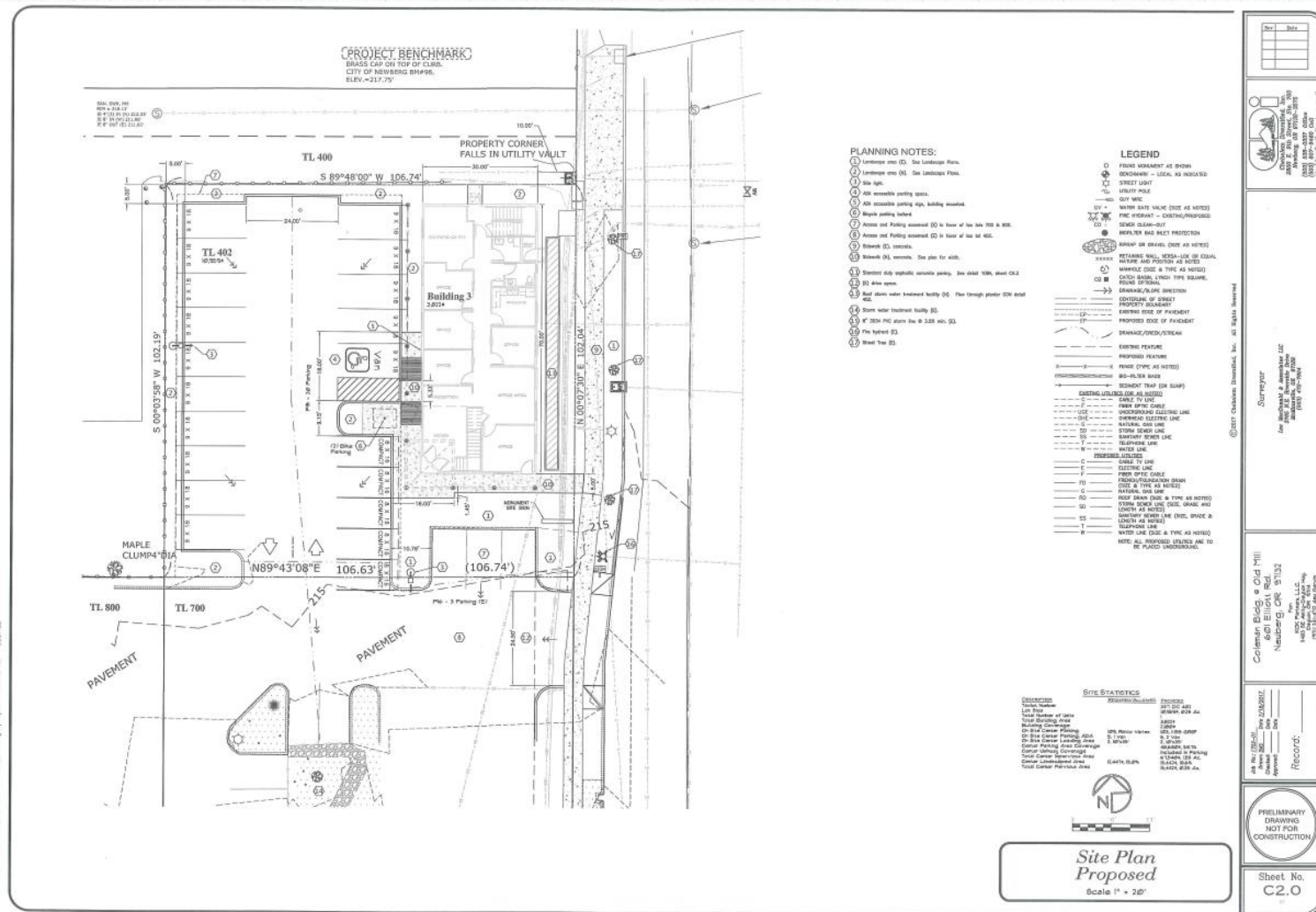
PANDA EXPRESS RESTAURANT INTERNATIONAL INC.

### EXTERIOR ELEVATIONS

A-201

PLANNING EXHIBIT

# Coleman Building



C-2

3,71 square feet

## Land use approval



# Coleman Building



WEST ELEVATION

**TYP EXTERIOR MATERIALS**

- STANDING BEAM METAL ROOFING AT COVERED PORCH AREAS
- SID AND BATT LOOK BOND AT WALL AREAS OF EXT. WALL AS SHOWN
- OPT. CORRUGATED METAL SIDING AT SIGN TOWER AREA
- CULTURED STONE VENEER WHERE SHOWN- DRY STACK
- ARCHITECTURAL MASONRY COLUMNS (OR EQUAL) FOR PLAN



SOUTH ELEVATION

STUDY SET  
NOT FOR CONSTRUCTION

REVISIONS
REV. 05/16/17

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**Don Sherman Building Designs**  
By  
**Stockton**  
Tigard, Oregon  
Ph: 1.503.524.3118

**Don Sherman Engineering**  
Portland, Oregon  
Ph: 1.503.230.8876

Plan #C-2450-1  
Office Bldg.

DRAWN: TDS  
PUNED: (360) 824-089  
UD: 2586

A1

## **Other Pending/Potential Commercial Projects:**

Providence Newberg Medical Center - Medical Office Building

Butler Property – Mixed use project proposal for downtown

Beer Hall – Downtown

Gramor - 4 acre commercial development

Hotel



# Industrial Development

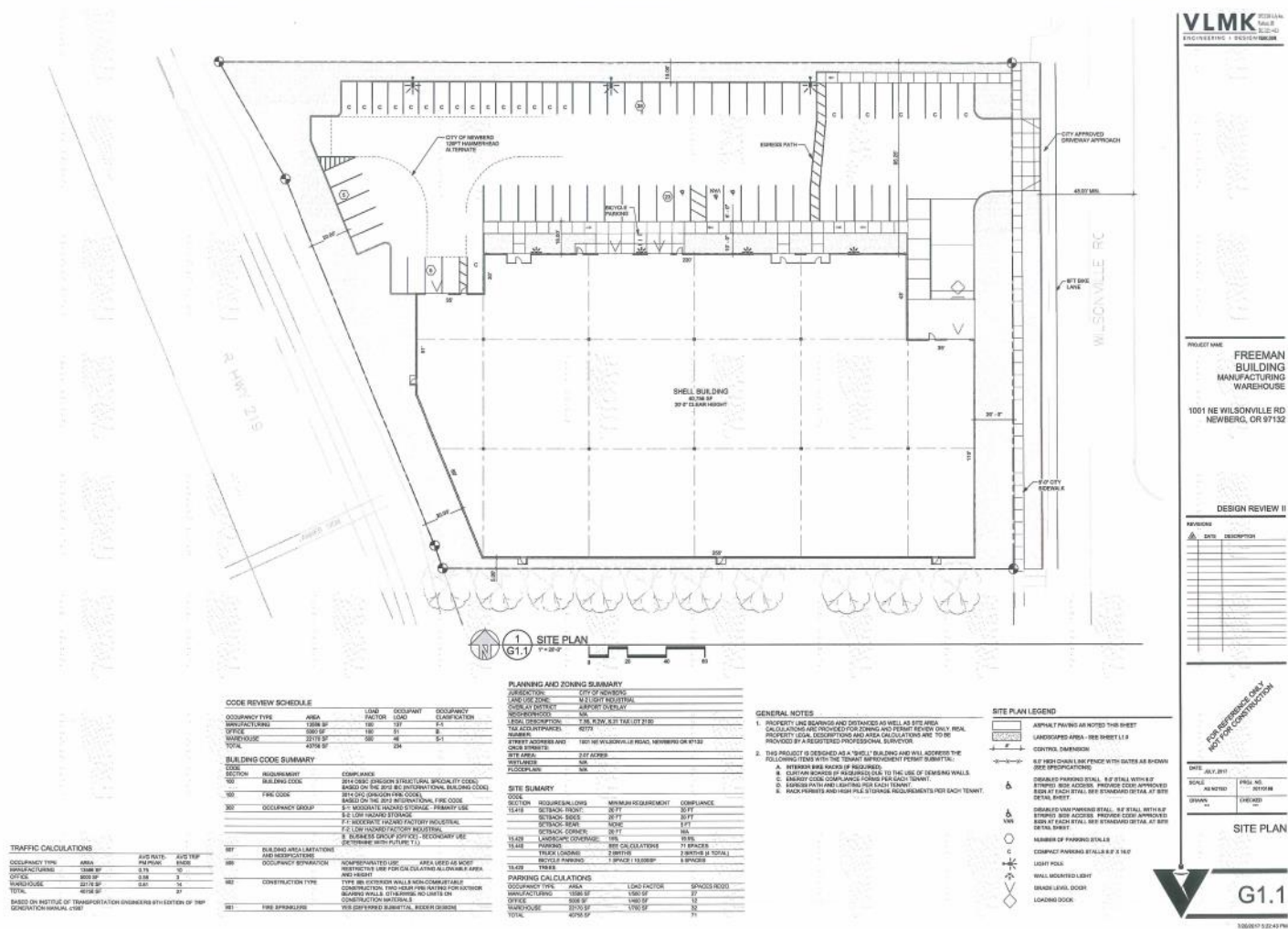
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# Freeman Building

M-2

40,756 square feet

# Under construction





## **Other Pending/Potential Industrial Projects:**

Industrial building at corner of Sandoz Rd/Wynooski Rd– 24,000 square feet

Redevelopment/Re-purposing of WestRock Mill Site

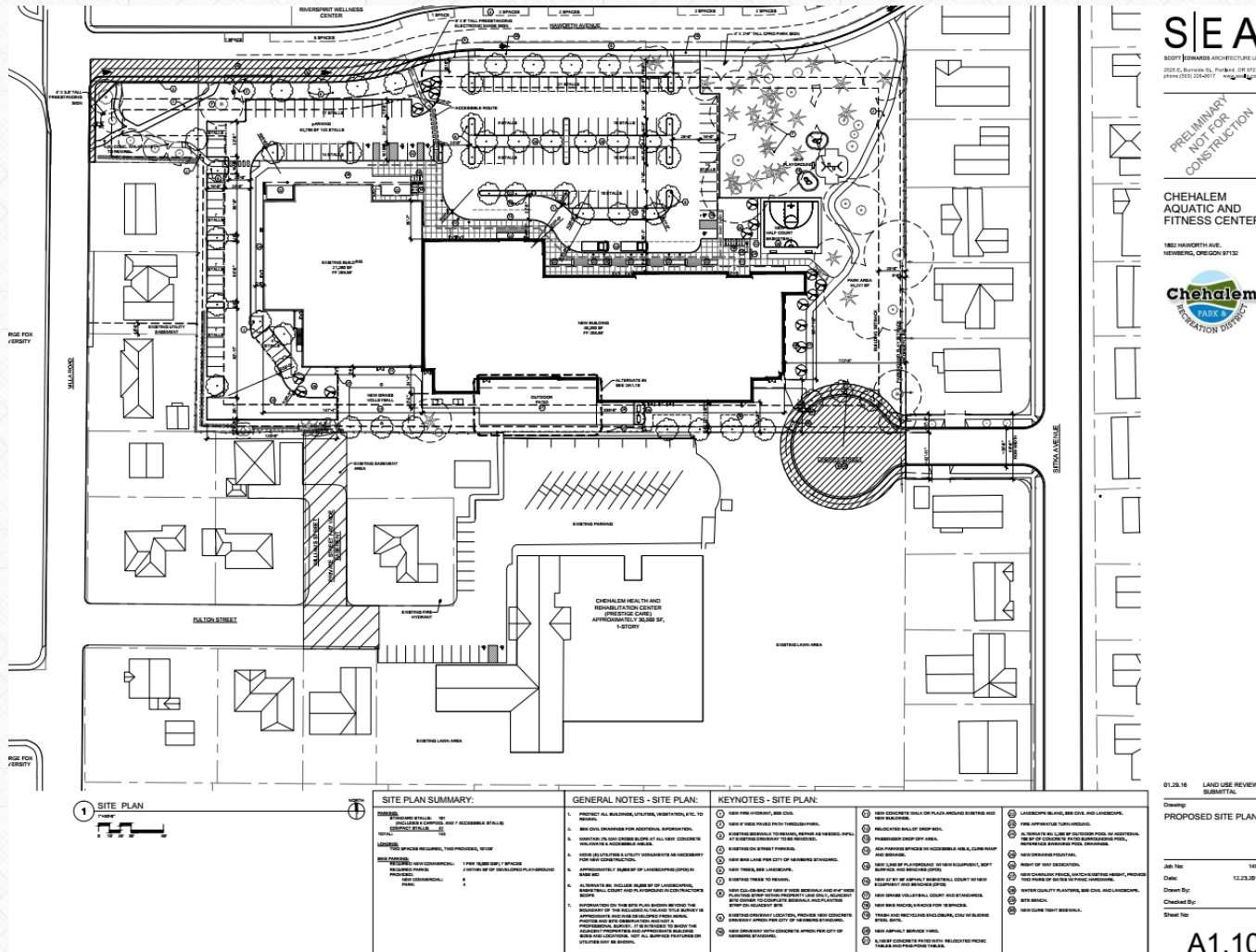
A-dec industrial building

Winery

# Institutional/Public Development



# CPRD Aquatics Complex

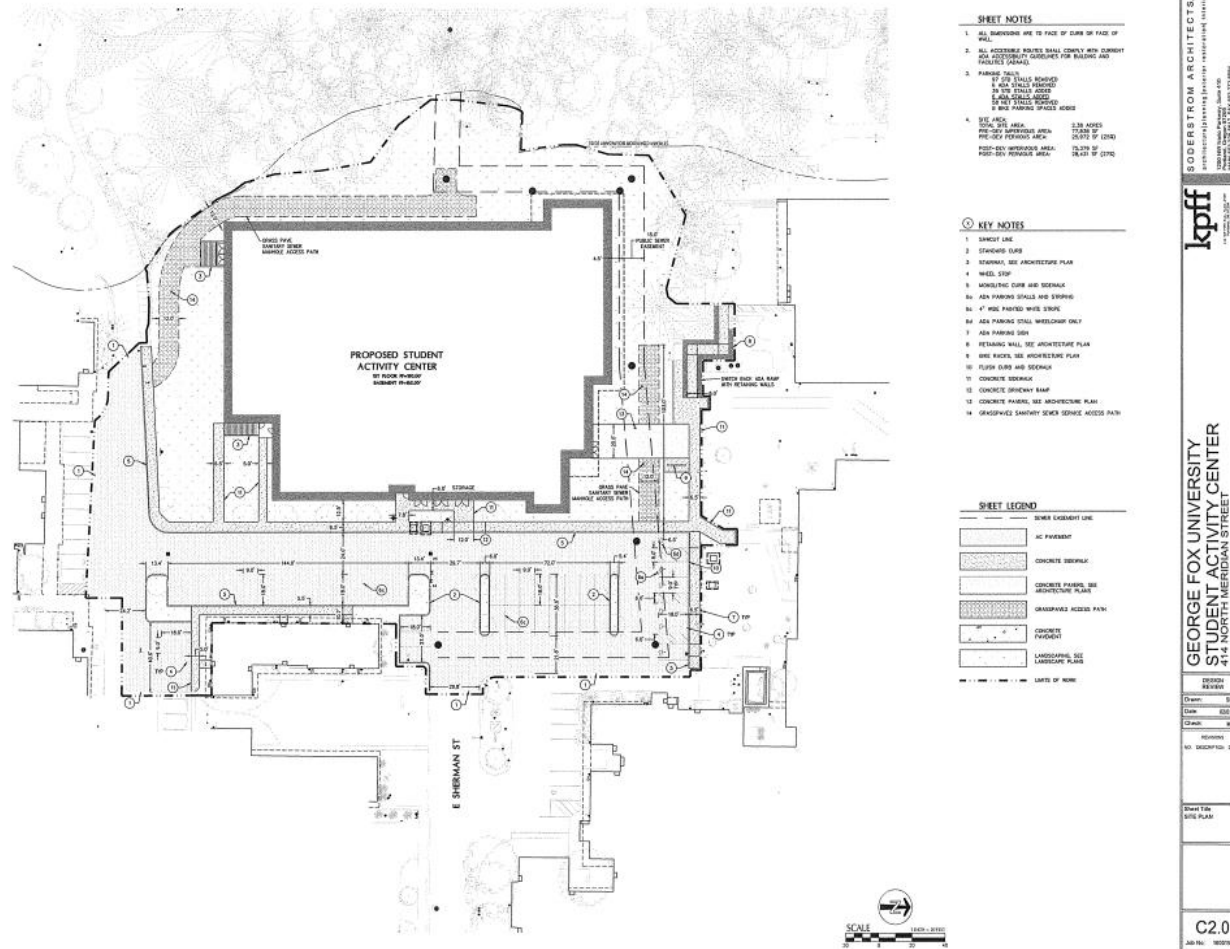


R-1

40,390 square feet

Under construction

# George Fox University Student Activities Center



I

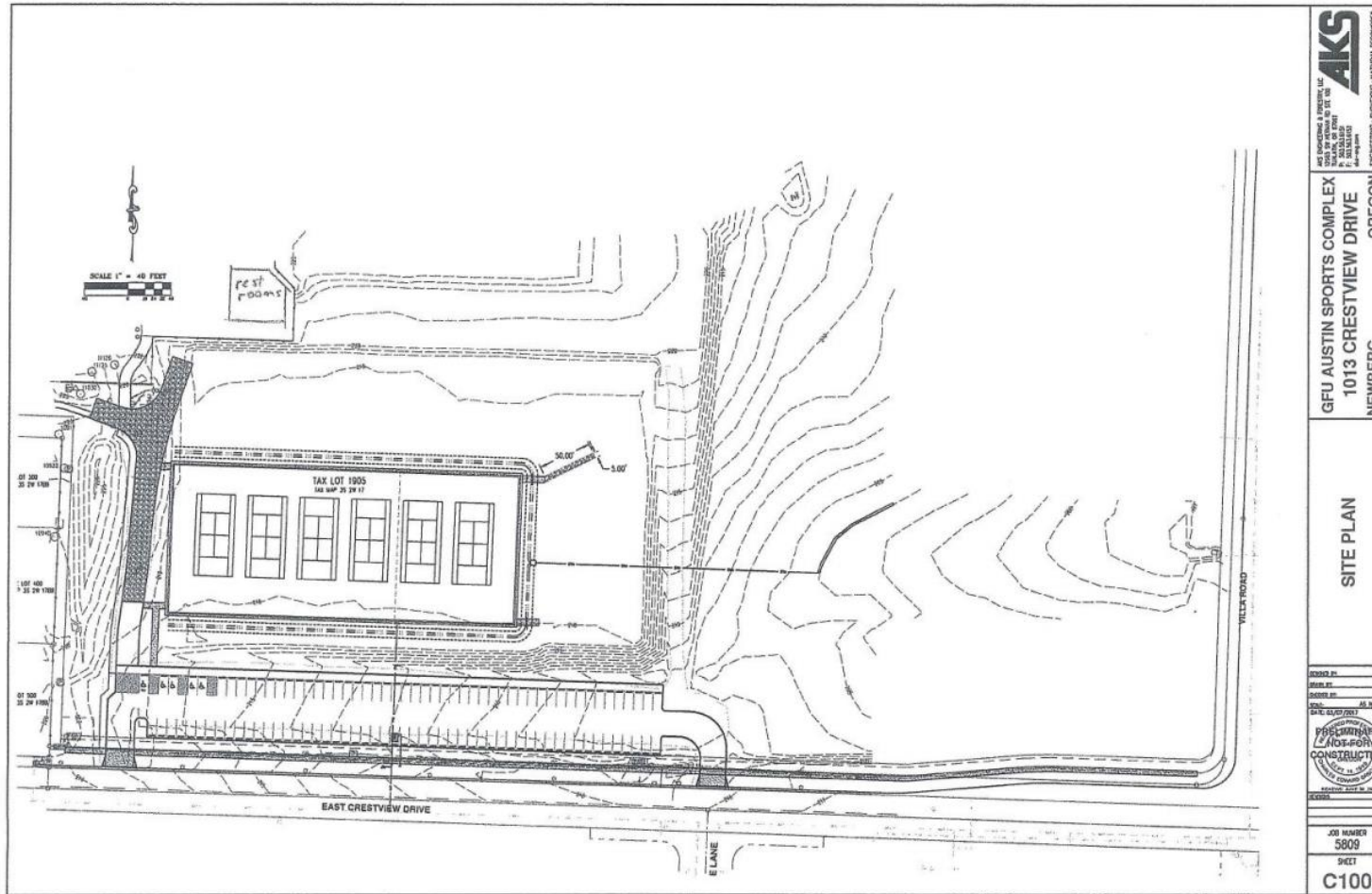
46,625 square feet

Under construction



[illegible]

# George Fox University Indoor Tennis Facility



I

44,800 square feet

Under construction



## **Other Pending Institutional/Public Projects:**

George Fox University dormitory – 150 – 200 beds

George Fox University Edwards Hall Renovation

## **Planning & Economic Development activities as precursor for development:**

Newberg Downtown Improvement Plan Implementation

Implementation of Newberg Economic Development Strategy

Riverfront Master Plan Update

Newberg Strategic Tourism Plan Implementation

Urban Growth Boundary Expansion Evaluation

Feasibility Study for Tax Increment Financing District